

# UNOFFICIAL COPY

PT23-90118  
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Doc#. 2307333269 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 03/14/2023 12:00 PM Pg: 1 of 3

**WARRANTY DEED  
STATUTORY (ILLINOIS)  
(Individual to Individual)**

Dec ID 20230301666626  
ST/CO Stamp 2-106-466-512 ST Tax \$130.00 CO Tax \$65.00  
City Stamp 1-621-893-328 City Tax: \$1,365.00

\_\_\_\_\_  
THE GRANTOR, JOSEPH P. MONTANA, A  
Single Man,

\_\_\_\_\_  
(The Above Space For Recorder's Use Only)

Property of  
Cook County Clerk's Office

of the City of Skokie, County of Cook, State of  
ILLINOIS for and in consideration of TEN AND NO/100 (\$10.00) DOLLARS, and other good  
and valuable considerations in hand paid, CONVEY(S) and WARRANT(S) TO:

ANA STULAC and WALTER STULAC, as Joint tenants  
7065 East Prairie Rd. Lincolnwood, IL 60712

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

(See attached Exhibit "A" for legal description.)

As JOINT TENANCY, hereby releasing and waiving all rights under and by virtue of the Homestead  
Exemption Laws of the State of Illinois TO HAVE AND TO HOLD said Property as JOINT TENANCY,  
forever.

SUBJECT TO: covenants, conditions and restrictions of record; public and utility easements; acts done by  
or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed;  
homeowners or condominium association declaration and bylaws and general real estate taxes not due and  
payable at the time of Closing.

Permanent Real Estate Index Number(s): 14-06-201-011-1017

Address of Real Estate: 6347 N. Ridge Ave., Unit 209, Chicago, IL 60660

DATED this 02 day of march 2023.

  
\_\_\_\_\_  
JOSEPH P. MONTANA (SEAL)


PROPER TITLE, LLC

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STATE OF Florida )  
 ) SS.  
COUNTY OF Miami-  
 )  
dade

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that JOSEPH P. MONTANA personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given Under my hand and Official seal, this 02 day of March, 2023.



NOTARY SEAL

*Emily Fernandez LENS*  
NOTARY PUBLIC

Commission expires 08/18/23 to 26/26

This Instrument was prepared by: **JAKUBCO, RICHARDS & JAKUBCO**  
2224 WEST IRVING PARK ROAD  
CHICAGO, ILLINOIS 60618

MAIL TO:  
*Ana Stalina + Walter Stalac*  
*[Handwritten signature]*

SEND SUBSEQUENT TAX BILLS TO:  
→

*7065 N Oak Prairie Rd  
Litchfield, IL 62549*

Properly Cook County Clerk's Office

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## EXHIBIT A - LEGAL DESCRIPTION

UNIT NO 209 AS DELINEATED ON AND DESCRIBED IN SURVEY OF LOTS 9,10, 11 (TAKEN AS A TRACT) IN BLOCK 4 IN HIGH RIDGE, BEING A SUBDIVISION OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 6. TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION MADE BY LASALLE NATIONAL BANK AS TRUSTEE UNDER TRUST NO. 24727 RECORDED IN RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS AS DOCUMENT 1870991 TOGETHER WITH AN UNDIVIDED 3.281% INTEREST IN SAID LOTS 9, 10,11 (TAKEN AS A TRACT) IN BLOCK 4 IN HIGH RIDGE, BEING A SUBDIVISION AS AFORESAID (EXCEPTING FROM SAID LOTS 9, 10, 11 AA THE LAND, PROPERTY AND SPACE KNOWN AS UNITS 103 TO 108 (BOTH INCLUSIVE), 108 TO 111 (BOTH INCLUSIVE), 201 TO 211 (BOTH INCLUSIVE) AND 301 TO 311 (BOTH INCLUSIVE) AS AFORESAID UNITS ARE DELINEATED AND DESCRIBED IN SAID SURVEY). IN COOK COUNTY, ILLINOIS.

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